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David A. Olson, CMC
Newton, MA 02459

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November 29, 2016

BY HAND

Marc C. Laredo
Chair, Land Use Committee
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Scott Wolf
Chair, Planning Board
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Re: OBJECTION to Petitions #179-16 and #180-16(2) for Special Permit and Re-Zoning (the "Petitions") of petitioner Mark Newtonville LLC ("Petitioner") for redevelopment of 241-261 Walnut Street, 845-875 Washington Street, 0-22 Bailey Place, 6-22 Washington Terrace in Newtonville (the "Redevelopment")

Dear Sirs:

This letter is written on behalf of Postal Limited Partnership ("Owner") and the United States Postal Service, an executive branch of the federal government ("USPS"), as owner and operator, respectively, of the property numbered and known as 897 Washington Street, the location of the Newtonville Post Office (Owner and USPS are collectively referred to herein as the "Post Office"). The Post Office's property is directly adjacent to Petitioner's proposed Redevelopment site, with Washington Terrace, a Private Way, dividing the properties from one another.

USPS is responsible for the operation of the Post Office, and as such, has concerns that Petitioner's proposed conversion of Washington Terrace from a Private Way, presently used primarily by USPS in its operation of the Post Office, into a major street that would serve about 170 dwelling units and 40,000 square feet of retail and commercial uses in addition to the Post Office. Without appropriate mitigation, this would significantly overburden Washington Terrace with considerably more traffic that would interfere with and delay delivery trip sequencing associated with delivery of the US mail by USPS.

The Private Way at Washington Terrace currently serves only five house lots and the Post Office. The Post Office has been located at this site since 1947. Petitioner's proposed use of Washington Terrace can be expected to interfere with the movement of the USPS's Post Office vehicles that currently rely on Washington Terrace for access to its distribution facility and the Post Office loading docks which face onto Washington Terrace. In order to protect the key public service provided by USPS, strict



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delivery schedules must be maintained during and after the Redevelopment of adjacent private property.

The Post Office has operated successfully at its current location with its reliance on Washington Terrace for almost 70 years. The Post Office has requested Petitioner to consider a reorientation of the traffic patterns proposed for the redevelopment so that Walnut Street – and not Washington Terrace – would become the main entrance to the Redevelopment. The Post Office believes that Washington Terrace should be reserved for emergency access for the Redevelopment and a more modest secondary means of access for a number of vehicles more consistent with its current use.

As-proposed and without alteration and/or mitigation in light of the Post Office's objection and concerns, Petitioner's proposed Redevelopment will be substantially more detrimental to the neighborhood than what currently exists, and therefore, the pending requests for rezoning and a special permit should be denied. The Post Office has been willing to engage in discussions with Petitioner aimed at protecting the Post Office uses and activities.

With the submission of this letter, I respectfully request the opportunity to be heard at the continued public hearing for the Petitions, scheduled for 7PM this evening, before the Land Use Committee of the Newton City Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martin R. Healy', written over a horizontal line.

Martin R. Healy
Attorney for Owner and USPS

MRH

cc: Stephen Buchbinder, Esq.
Michael E. Scott, Esq.